



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 20th November, 2024

No. DoHUA/ECF No.420084/34.- In exercise of the powers conferred by section 4 of the Assam Building Construction (Regulation) Act, 2010, (Act No. XVI of 2010), the Governor of Assam is hereby pleased to make the following byelaws further to amend the Assam Unified Building Construction (Regulation) Byelaws, 2022, hereinafter referred to as the principal Byelaws, in the manner hereinafter appearing, namely :-

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| Short title,
extent and
commencement | 1. (1) These Byelaws may be called the Assam Unified Building Construction (Regulation) (Amendment) Byelaws, 2024.
(2) It shall come into force on the date of their publication in the Official Gazette. |
| Amendment of
byelaw 2 | 2. In the principal Byelaws, in byelaw 2,
(i) in clause (1), in third line, for the words “less than or equal to 66 Sq. Mt.” the words “as prescribed from time to time under the guidelines of Pradhan Mantri AwasYojana – Urban” shall be substituted;
(ii) after clause (1), the following new clause shall be inserted, namely: -
“(1a) “Affordable Housing in Partnership” means a Group Housing Projects in which at least 25% of the houses are less than 45 sqm for Economically Weaker Section (EWS) category;”
(ii) after clause (7), the following new clause (7a) shall be inserted, namely:-
“(7a) “Built-to-Line” means the line parallel to road(s) abutting a plot beyond which no part of any building(s) including the |

boundary wall shall be constructed except with permission from the Authority. The line is to be located along the proposed Right of Way of a road as mentioned in the Master Plan or Building Byelaws;

Explanation - "Built-to-Line" shall be located at a distance 'D' from Existing Right of Way irrespective of the plot boundary where $D = (\text{Proposed Right of Way} - \text{Existing Right of Way}) / 2$ or as notified by the Authority or Government from time to time."

- (iii) after clause (8), the following new clause (8a) shall be inserted, namely; -
 "(8a) "Charging Infrastructure (CI)" means the technical equipment used for electric charging of vehicles;"
- (iv) after clause (14), the following new clause (14a) shall be inserted, namely; -
 "(14a) "Electric Vehicle Charging Infrastructure (EVCI)" means the equipment used to enable the use of electric powered vehicles and includes public charging stations, workplace charging stations, residential charging stations and commercial charging stations as well as the software and hardware components that enable their operation comprising of an Electric Vehicle charger, Power Grid, Facility Meter, Energy Controller, Software platform, Network operating center, and other relevant components required for the purpose;"
- (v) after clause (27), the following new clauses shall be inserted, namely; -
 "(27a) "Industry/Factory Flatted" means an industrial building with more than one storey subdivided into separately occupied units used for manufacturing, assembly and processing of product/products which are of non-polluting and non-hazardous nature, which shall not include the storage buildings as defined in the Guwahati Building Construction (Regulation) Act, 2010 (as amended);
 (27b) "Industry/Factory Standalone" means a single manufacturing unit on a plot with a standalone structure, but shall not include the storage buildings as defined in the Guwahati Building Construction (Regulation) Act, 2010 (as amended);
 (27c) "Industry/Factory Light" means industries which do not throw excessive smoke, noise, offensive odour or harmful wastes, employing not more than 100 workers and using power of not more than 100 HP, but this shall not include the storage buildings as defined in the Guwahati Building Construction (Regulation) Act, 2010 (as amended);
 (27d) "Industry/Factory Medium" means industries which employ more than 100 workers and may use any kind of motive power or fuel, which are not noxious in nature, however, this shall not include the storage buildings as defined in the Guwahati Building Construction (Regulation) Act, 2010 (as amended);"

- (vi) after clause (53), the following new clause (53a) shall be inserted, namely; -

“(53a) “Public Charging Station (PCS)” means an Electric Vehicle charging station where any electric vehicle can get its battery recharged.”

Amendment of
byelaw 4

3. In the principal Byelaws, in byelaw 4,

- (1) (i) in sub-byelaw (2), in clause (h),

(a) in the seventh line, in between the word and number “Act,1985” and punctuation mark ‘.’, the words “the Assam Town and Country Planning Act, 1959 and the Assam Municipal Act, 1956” shall be inserted.

(b) in the last line, after the punctuation mark “.”, the following shall be inserted, namely: —

“It is mandatory, on the part of the land owner or Power of Attorney Holder or Builder or Promoter or the Applicant, as the case may be, before the commencement of the work, to submit a relinquishment/surrender deed to be registered in Form 34 to the State Government, declaring that he shall relinquish or surrender land for road widening or development, as required, free of cost as per the Built-to-line prescribed by the Authority/ Government or as prescribed in the Master Plan or Building Byelaw. Such land owner or Power of Attorney Holder or Builder or Promoter or the Applicant shall hand over possession of the surrendered or relinquished land to such Authority as and when the Authority undertakes to widen the road as per format in Form 35. This shall also apply to all such earlier approved proposals in which the front setback include land for widening of the road in plans approved by the Authority. Such relinquishment shall be considered as deemed “Istafa”.

Land so surrendered or relinquished free of cost, shall not affect the total FLOOR AREA RATIO (FAR) to which the applicant is entitled, over his/her/their whole plot of land as per these Bye laws.”

- (ii) in clause (m), in last line, after the punctuation mark “.”, the following new paragraphs shall be inserted, namely: -

“For Affordable Housing in partnership in white listed projects as per PMAY-U 2.0 Scheme Guidelines, namely:-

- (a) A project exclusively for Economically Weaker Section (EWS) category,
(b) Mixed housing project, if at least 25% of the houses in the project are for Economically Weaker Section (EWS) category and a single project has at least 100 houses for Economically Weaker Section (EWS),

50% of the additional FAR with the TDR facility shall be granted free of cost; and Built Up Area used for Economically Weaker Section (EWS) or Low Income Group (LIG) shall not

be counted in the overall FAR of the project.

N.B. The above incentive shall be granted only once on a particular plot of land;”

- (iii) after clause (o), the following new clauses shall be inserted, namely; -

“(p For all Housing projects beyond 10000 sqm (built-up) area) or beyond 5000 sqm of the plot area a 5% of the total built-up area shall be mandatorily reserved for Economically Weaker Section (EWS) or Low Income Group (LIG) housing.

(q) The permissible land-use in any zone as prescribed in the Master Plan shall be as per the Land use permissibility table as given in Appendix – XI.”

- (2) in sub-bylaw (3), in clause (iii), after sub-clause (d), the following new sub-clause (e) shall be inserted, namely: -

“(e) NOC for land-sale issued by the authority, shall be furnished by the applicant to the sub-registrar for the purpose of registration;”

Insertion of
byelaw 4A

4. In the principal Byelaw, after Byelaw 4, the following new byelaws shall be inserted, namely: -

“4A. **Demolition and Reconstruction of Building –**

Every person who intends to demolish and reconstruct a Building or part thereof in any place, within the notified Master Plan Area in the State of Assam, shall submit an application in the form as prescribed in the Byelaw 4 to the competent authority. The following additional information need to be provided along with such application:

- (i) A plan accurately drawn in a minimum scale of 1:100 showing the part of the building proposed to be demolished and to be reconstructed, clearly hatched with yellow and green colors respectively with phases of demolition and reconstruction.
- (ii) A separate certificate of undertaking in Form 8 and Form 9 from the Structural Engineer on Record and from Construction Engineer on Record for the demolition part.
- (iii) An Indemnity Bond by the owner/applicant indemnifying the concerned Urban Local Body or the Panchayat, as the case may be to compensate for any loss that might occur during the demolition process.
- (iv) NOC from the utility agencies such as concerned water supply agency, electricity board, concerned piped gas supply agency, etc. for disconnection of services for the demolition part.

- 4B. (1) Every person who intends to demolish only, a building or part thereof, in any place within the notified Master Plan area in the

State of Assam, shall give an application in Form for this purpose under these byelaws addressing to the Commissioner of the Municipal Corporation, or to Executive Officer in case of Municipal Board, or to Secretary, Gaon Panchayat in case of panchayat area.

- (2) The person making such an application shall furnish the following documents to accompany the application and shall submit the same to the concerned authority, namely :-
- (i) Trace map of the proposed site indicating the Dag No., Patta No., Revenue Village, Mouza,
 - (ii) A key plan of the area showing natural channels, drains, roads and landmarks,
 - (iii) A site plan drawn to a minimum scale 1:200,
 - (iv) A building plan accurately drawn in a minimum scale of 1:100 with dimensions in meters,
 - (v) A demolition plan prepared by RTP showing the phases of the demolition, if any,
 - (vi) A separate certificate of undertaking in Form 8 and Form 9 from the Structural Engineer on Record and from Construction Engineer on Record for the demolition part,
 - (vii) NOC from the utility agencies such as concerned water supply agency, electricity board, LPG etc. for disconnection of services,
 - (viii) An up-to-date property tax paid receipt,
 - (ix) An Indemnity Bond by the owner or applicant indemnifying the concerned Urban Local Body or the Panchayat, as the case may be to compensate for any loss that might occur during the demolition process.
- (3) Demolition Permit in case of concerned Municipal Corporation area shall be granted by the concerned Municipal Corporation on the recommendation of the respective Associate Planner and in case of other Urban Local Bodies and the Panchayats the same shall be granted by the Urban Local Bodies and the Panchayats as the case may be on recommendation of the Deputy Director or the Assistant Director of District Office of Town and Country Planning Assam under whose jurisdiction the area falls.

After demolition of the building and for the purpose of re-construction, the existing provision of obtaining Planning Permit and Building Permit under these byelaws shall be applicable.”

Amendment of
byelaw 9

5. In the principal Byelaws, in byelaw 9, in sub-byelaw (ii), for clause (f), the following shall be substituted, namely: -

“(f) The buildings constructed under these clauses shall be supervised and monitored by the empanelled Registered Technical Persons

(RTPs); and, the procedure of issue of Occupancy Certificate shall be governed by Byelaw 16 of these Byelaws by the building permit issuing authority.”

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| Amendment of
byelaw 11 | 6. In the principal Byelaws, in byelaw 11, in last line, after the word and figure “Schedule-I”, the following shall be inserted, namely: -

“For affordable housing in partnership, all statutory charge or fee, such as developmental charges or betterment fee, scrutiny charges, layout deposits, and other related charges or fee shall be exempted.” |
| Amendment of
byelaw 13 | 7. In the principal Byelaws, in byelaw 13, in the fourth line, for the number and word “45 (forty-five)”, appearing in between the words “and” and “days”, the figure and word “30 (thirty)” shall be substituted; |
| Amendment of
Byelaw 14 | 8. In the principal Byelaws, in byelaw 14, in the first line, the word and bracket “(a) shall be deleted and in the third line, for the number and words “45 days”, appearing in between the words “period of” and “from”, the number and word “30 days” shall be substituted; |
| Amendment of
Byelaw 24 | 9. In the principal Byelaws, in byelaw 24,

(i) in sub-byelaw (d), after clause (i), the following new clause shall be inserted, namely: -

“(ii) FAR FOR COMMERCIAL BUILDINGS (AS PER LAND-USE PERMISSIBILITY TABLE) |

Sl. No.	Base Floor Area Ration (FAR)	Existing Road Width (m)	Plot Size up to 670 sq m (2.5 K)	Plot Size above 670 sq m up to 1338 sq m (2.5 K - 1 B)	Plot Size above 1338 sq m up to 6690 sq m (1B - 5B)	Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)	Plot Size above 13380 sq m (10 B)
			Floor Area Ratio (FAR)	Floor Area Ratio (FAR)	Floor Area Ratio (FAR)	Floor Area Ratio (FAR)	Floor Area Ratio (FAR)
1	100	Above 3.6 upto 4.5	125	125	125	125	125
2	125	Above 4.5 upto 6.6	125	125	125	150	150
3	150	Above 6.6 upto 8.0	150	160	175	175	175
4	150	Above 8.0 upto 15	150	175	225	225	275
5	160	Above 15 upto 40	175	200	250	275	300
6	200	Above 40 upto 50	200	225	275	300	325
7	225	Above 50 upto 65	225	250	300	325	350
8	500	Above 65	510	520	530	540	550

N.B. For Sl.No. 8 in the above Table, maximum allowable FAR for all commercial buildings in the Central Business District (CBD) and Transit Oriented Corridor shall be 700.”

(ii) for sub-byelaw (g), the following shall be substituted, namely: -

“(g) REGULATION FOR INDUSTRIAL BUILDINGS IN INDUSTRIAL ZONE

Sl No.	Required specifications	Light		Medium		Flatted industry	
		Min Plot Area in sqm	Width in m	Min Plot Area in sqm.	Width in m	Min Plot Area in sqm.	Width in m
(1)	Minimum size of plot	744.00	15.5	1800	27.5	2000	30
(2)	Minimum setback of all structure/ building or	Front	6	Front	9	Front	4.5
		Rear	6	Rear	6	Rear	6
		Side	5	Side	6	Side	6

	structure from prescribed street line set						
(3)	FAR	Base FAR	125	Base FAR	150	Base FAR	175
		Max. Permissible FAR	150	Max. Permissible FAR	175	Max. Permissible FAR	350
(4)	Maximum permissible height	15 m		15 m		30.6 m	

N.B. If any structure or building is permitted for human habitation under provision of these rules the setbacks shall be the same as prescribed in this clause 24.

The setbacks and FAR for Standalone factories shall be calculated based on the table given below:-

Standalone factories					
Plot Size (in sqm)	Min Setback of the structure from prescribed streetline			Floor Area Ratio (FAR)	
	Front	Side	Rear	Base FAR	Maximum Permissible FAR
400 to 744*	1.5	1.5	1.5	100	125
Above 744 to 1338	1.8	2.6	1.8	120	175
above 1338 to 6690	1.8	3	3	130	200
above 6690	6	5	6	140	225

*This shall be applicable to the Industrial plots in Industrial Estates. Road width shall be as per the layout plan in the Industrial Estates.”

Amendment of byelaw 26

10. In the principal Byelaws, in byelaw 26,
 - (i) in sub-byelaw (a), in the heading, the word, “Commercial”, shall be deleted.
 - (ii) in sub-byelaw (b), in the heading, for the word, “INDUSTRIAL”, the words “Industries in other than Industrial Zone” shall be substituted.
 - (iii) in sub-byelaw (d), clause (ii), shall be deleted,
 - (iv) in sub-byelaw (f), in clause (3), in sub-clause (iv), in N.B, after point

no. (c), following new point shall be inserted, namely:-

“(d) For standalone factory a minimum road width of 12m and maximum height of 9 m shall be maintained.”

- Amendment of byelaw 83 11. (i) In the principal Byelaws, in byelaw 83, in sub-byelaw (e), after clause (i), the following new clause shall be inserted, namely: -

“(ii) FAR FOR COMMERCIAL BUILDINGS (AS PER LAND-USE PERMISSIBILITY TABLE)

Sl. No.	Base Floor Area Ration (FAR)	Existin g Road Width (m)	Plot Size up to 670 sq m (2.5 K)	Plot Size above 670 sq m up to 1338 sq m (2.5 K - 1 B)	Plot Size above 1338 sq m up to 6690 sq m (1B - 5B)	Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)	Plot Size above 13380 sq m (10 B)
			Floor Area Ratio	Floor Area Ratio	Floor Area Ratio	Floor Area Ratio	Floor Area Ratio
1	100	Above 3.6 upto 4.5	125	125	125	125	125
2	125	Above 4.5 upto 6.6	125	125	125	150	150
3	150	Above 6.6 upto 8.0	150	160	175	175	175
4	150	Above 8.0 upto 15	150	175	225	225	275
5	160	Above 15 upto 40	175	200	250	275	300
6	200	Above 40 upto 50	200	225	275	300	325
7	225	Above 50 upto 65	225	250	300	325	350
8	500	Above 65	510	520	530	540	550

N.B. For Sl. No. 8 in the above Table, maximum allowable FAR for all commercial buildings in the Central Business District (CBD) and Transit Oriented Corridor shall be 700.”

(ii) for sub-byelaw (h), the following shall be substituted, namely: -

“(h) Regulation for Industrial Buildings in Industrial Zone

Sl No	Required specifications	Light		Medium		Flatted industry	
		Min Plot Area in sqm.	Width in m	Min Plot Area in sqm.	Width in m	Min Plot Area in sqm.	Width in m
(1)	Minimum size of plot	744.00	15.5	1800	27.5	2000	30
(2)	Minimum setback of all structure/ building or structure from prescribed street line set	Front	6	Front	9	Front	4.5
		Rear	6	Rear	6	Rear	6
		Side	5	Side	6	Side	6
(3)	FAR	Base FAR	125	Base FAR	150	Base FAR	175
		Max. Permissible FAR	150	Max. Permissible FAR	175	Max. Permissible FAR	350
(4)	Maximum permissible height	15 m		15 m		30.6 m	

N.B. If any structure or building is permitted for human habitation under provision of these rules the setbacks shall be the same as prescribed in clause 24.

The setbacks and FAR for Standalone factories shall be calculated based on the table given below:

Standalone factories					
Plot Size (in sqm)	Min Setback of the structure from prescribed streetline (in meters)			Floor Area Ratio (FAR)	
	Front	Side	Rear	Base FAR	Maximum Permissible FAR
400 to 744*	1.5	1.5	1.5	100	125
Above 744 to 1338	1.8	2.6	1.8	120	175
above 1338 to 6690	1.8	3	3	130	200
above 6690	6	5	6	140	225

*This shall be applicable to the Industrial plots in Industrial Estates. Road width shall be as per the layout plan in the Industrial Estates.”

- Amendment of byelaw 86 12. In the principal Byelaws, in byelaw 86, in first para, for the words “plinth area of between 31 sq.m to 34 sq.m and for LIG housing units with plinth area of 42 sq.m to 48 sq.m respectively” occurring in between the word “with” and the punctuation mark “.”, the words “carpet area as prescribed under the PMAY – U guidelines issued from time to time” shall be substituted.
- Amendment of byelaw 88 13. In the principal Byelaws, in byelaw 88,
 (i) in sub-byelaw (a), in the heading, the word, “Commercial”, shall be deleted.
 (ii) in sub-byelaw (b), in the heading, for the word “Industrial”, the words) “Industries in other than Industrial Zone” shall be substituted.
- Amendment of byelaw 92 14. In the principal Byelaws, in byelaw 92,
 (i) in the second line, for the number “50%”, appearing in between the words “that” and “of”, by the number “60%” shall be substituted;
 (ii) after fifth line, the following new paragraph shall be inserted, namely:
 -
 “Minimum 50% of this allocated area for landscaping shall be left unpaved and green. The rest open spaces leaving the landscaped area may be covered with permeable tiles/ pavers for the driveway and walkway, if so required, with heat reflecting property to allow rain water to percolate to underground.”
- Amendment of byelaw 94 15. In the principal Byelaws, in byelaw 94, in clause (2), for sub-clause (b), the following shall be substituted, namely: -

- “(b) Fire safety measures installed shall be approved by the Director, Fire and Emergency Services, Assam, before the occupancy certificate is issued by the competent authority;”
- Insertion of byelaw 94A 16. In the principal Byelaws, after byelaw 94, the following new byelaw 94A shall be inserted, namely:-
- “94A. The fire safety norms for all buildings, including installation of Fire Doors shall be provided as per the fire safety measures to be made as per Part – IV (Fire and Life Safety) of National Building Code of India, 2016. Critical electrical infrastructure, including substations and transformers, shall be placed following guidelines that ensure safe firefighting access, reducing risks and shall also be in compliance with Part – IV (Fire and Life Safety) of National Building Code of India, 2016.”
- Amendment of byelaw 96 17. In the principal Byelaws, in byelaw 96, in the first line, before the words “All other”, the bracket and figure (1) shall be inserted and for byelaw 96A, the following shall be substituted, namely: -
- “(2) All the buildings with commercial use having a connected load of 100 Kilo Watt or above or a contract demand of 120 Kilo Volt Ampere (KVA) or above shall comply with the provisions of the Energy Conservation Act 2001 (Central Act No. 52 of 2001) and the Assam Energy Conservation Building Code Rules, 2020 made thereunder.”
- Amendment of byelaw 117 18. In the principal Byelaws, after byelaw 117, the following new byelaws shall be inserted, namely: -
- “117A The authority shall ensure formal Land Use Planning / Zoning Regulations to incorporate requirements for trunk infrastructure availability, namely, water, electricity, and sanitation. Electricity trunk infrastructure shall be developed in consultation with APDCL to align with distribution standards, safety requirements, and load capacity projections for seamless integration into the grid”;
- 117B Electric Vehicle Charging Infrastructure (EVCI):
- (a) Applicability of Electric Vehicle Charging Infrastructure (EVCI): The Government shall notify in the Official Gazette, Guidelines for the Master Plan area for the purpose of implementing the provisions of Electric Vehicle Charging Infrastructure (EVCI) system from time to time;
- (b) Based on the occupancy pattern and the total parking provisions in the premises of the various building types, Charging Infrastructures shall be provided only for Electric Vehicles, which are assumed to be 20% of all vehicle holding capacity or parking capacity at the premise.
- (c) Additionally, the building premise shall have an additional power load, equivalent to the power required for all charging

points to be operated simultaneously with a safety factor of 1.25

- (d) Charging Infrastructure (CI) Residential Buildings (plotted house): -

Building Type	Plotted House
Ownership of Station	Private (Owner)
Connection and Metering	Domestic meter
Type of Charger	Slow chargers as per owner's specific requirements
Modes of Charging	AC(Single charging gun)
Norms of Provisions	Minimum 1 Slow Charger (SC) or slow Charging (AC) and additional provisions as per the owner individual.

Note: The Charging Infrastructure installed by a homeowner shall be construed as a Private Charging Infrastructure (CI) meant for self-use (non-commercial basis). All EVCI installations shall conform to standards prescribed by APDCL to ensure compatibility with the grid and optimal performance of EV charging infrastructure.

- 117C Charging Infrastructure for all other buildings (including Group Housing): -

Any Public Charging Station (PCS) installed at Public or Private areas or building premises of any category that caters to commercial mode of charging of Electric Vehicles (EVs) shall be deemed as a Public Charging Station and shall have to install the minimum requirements of chargers as specified in the revised consolidated Guidelines dated 14/01/2022 issued by Ministry of Power, Government of India. Requirements and provisions for charging points for the Electric Vehicles (EV) shall be as per the following table –

Table: Charging Infrastructure (CI) requirements for Public Charging Stations (PCS) (commercial use).

Building Type	Any building type
Ownership of Station	Service provider
Connection and Metering	Commercial Metering and Payment
Types of Charger	As per minimum requirements specified in the Guidelines issued by Ministry of Power,

	Government of India			
Additional chargers	Public Charging Stations (PCS) service providers shall install additional number of kiosk or chargers beyond the minimum specified requirements to meet the ratio of charging points as prescribed below (by the type of vehicles).			
Norms of Provisions for charging points	Four wheelers	Three Wheelers	Two Wheelers	Passenger Vehicle(PV) (Buses)
	One Slow Charger (SC) for each three Electric Vehicles (EVs), One Fast Charger (FC) for each ten Electric Vehicles (EVs)	One Slow Charger (SC) for each two Electric Vehicles (EVs)	One Slow Charger (SC) for each two Electric Vehicles (EVs)	One Fast Charger (FC) for each ten Electric Vehicles (EVs)

Note:

- Charging bays shall be planned at 20% capacity of all vehicles including two wheelers (2Ws) and Passengers Vehicles (PVs)(cars)
- Open metering and on-spot payment options to be available for all users.

Provision of Fluid Cooled Battery Charging Station (FCB CS) and Battery Swap (BS) shall not be mandatory, and shall be at the discretion of the service provider.”

Amendment of byelaw 118

19. In the principal Byelaws, in byelaw 118, in clause (d), for sub- clause (i), the following shall be substituted, namely: -

“(i) The Director, Town and Country Planning Assam with the approval of the State Government shall notify a Structural Design Review Panel (SDRP) consisting amongst either of the following institutions located within the State, namely: -

- (1) Indian Institute of Technology (IIT)
 - (2) National Institute of Technology (NIT)
 - (3) Government Engineering Colleges
 - (4) Other Technical Institutions having proficiency in Structural Design
 - (ii) Any Structural Design Review Panel (SDRP) shall be comprising of more than one member of the organization as listed in (i) appointed as Structural Design Review Panel (SDRP) shall review the structural design etc., as prepared by the RTP (Structural Engineer) and the said report shall be countersigned by the Head of the Institute.
- Amendment of byelaw 120 20. In the principal Bye-laws, in bye-law 120, for the first line, the following new paragraph shall be inserted, namely :-
- “In the Master Plan, along with proposed Zoning / Landuse Map the following maps shall be prepared:
- (a) Map identifying natural hazard prone areas where construction is not permitted
 - (b) Map identifying hazardous occupancies showing minimum separation of 50 meter from residential area
 - (c) Map identifying natural resources where construction is not permitted.”
- Insertion of new byelaw 120A 21. In the principal Bye-laws, after bye-law 120, the following new byelaw “120A” shall be inserted, namely: -
- “120 **Planning and Execution of Demolition work –**
- A.
- (a) Before beginning of any demolition program, the applicant under the guidance of the Structural Engineer on record shall carry out a study of the structure to be pulled down along with its surroundings, prepare a proper report for such demolition and shall submit such report along with the initiation of demolition to the authority.
 - (b) On receipt of such intimation and the report, the Engineer of the authority shall visit the site and inspect all the protective measures as per the conditions issued under the demolition permit and IS 4130:1991 ‘Demolition of Buildings - Code of Safety (Second Revision)’.
 - (c) The Construction Engineer on Record shall be present at site and supervise during the entire period of demolition to ensure that all systems are in place to prevent any structural damage to neighboring buildings.
 - (d) Before any demolition work is started, every sidewalk or road adjacent to the site likely to be affected shall be closed or

protected through well lighted covers or sheds, that are sufficient to carry the load of the debris. The construction area/building shall be wrapped with geotextile fabric, installing dust barriers, or other actions, as appropriate for the location.

- (e) The demolition shall always proceed systematically storey by storey in descending order and the work on the upper floors shall be completely over before any of the supporting members or other important portion on the lower floor is disturbed.
- (f) On every demolition job, danger signs shall be conspicuously posted all around the structure and all the other applicable locations within and outside the premises.
- (g) Workers shall be equipped with safety appliances and their use shall be explained. The applicant and the Construction Engineer on record shall ensure that the workers are using all the safety appliances while at work. Safety belts shall be used by all workers while working at higher level to prevent falling from the structure. First-aid along with Fire safety equipment shall be available at all demolition works of any magnitude.
- (h) If the structure to be demolished has been partially wrecked or weakened by fire, explosion or other catastrophe, the walls and damaged roofs shall be shored or braced suitably.
- (i) All walkways and passageways shall be kept adequately lighted, free from debris and other materials for the use of the workmen.
- (j) All well openings such as stairwell and lift well which extend down to floor level shall be barricaded to a height of not less than one metre above the floor level.
- (k) The Construction and Demolition (C&D) waste shall be disposed off by the applicant under the supervision of the Construction Engineer on record at the designated place fixed by the Government/ Government agencies/ Urban Local Body/ Panchayat/any Government recognized private agencies as the case may be.
- (l) Materials which are likely to cause dust nuisance or undue environmental pollution, shall be removed from the site within 24 hours and till then they shall be suitably covered. Such materials shall be covered during transportation also.
- (m) Local authority shall levy suitable penalties on the applicant for dumping the C&D waste at unauthorized points, such as, at road sides, Nalas, Rivers and other water bodies.
- (n) Any other measures not mentioned herein shall be as per the provisions of BIS code 4130 : 1991 'Demolition of Buildings – Code of Safety (Second Revision)."

Amendment
of byelaw
121

22. In the principal Byelaws, after bye-law 121, the following new byelaws shall be inserted, namely; -

- “121A. Authority proposing to acquire any land required for the purpose of development of public amenities, affordable housing, new road, road widening or for the purpose of developing other public amenities by Government/Urban/Local bodies as per Master Plans/Development Schemes/ Town Planning Scheme/Local Area Plan/ Land Pooling Scheme notified or any other scheme/plan/township may invite applications from land owners as mentioned in **Form 31**, for filing their claims for receipt of Developmental Rights in terms of the Transferable Development Rights policy appended in Schedule-IV.
- 121B. Every application by a land owner for grant of Transferable Development Rights in lieu of compensation for land surrendered for public amenities, public utilities, heritage structures or for plot falling in water bodies and restricted areas or in response to application invited by the Authority for acquisition in terms of the Transferable Development Rights policy, shall have to be made in **Form 32**.
- 121C. Every applicant applying for grant of Transferable Development Right Certificate shall also execute an Indemnity Bond as in **Form 33** and a registered relinquishment deed as in **Form 34** along with the application.
- 121D. The Guwahati Metropolitan Development Authority (GMDA) or any other Development Authority shall act as the representative for the purpose of land relinquished by the land owners for grant of Transferable Development Right Certificate. The handing over of the land shall be carried out by the owner to the Authority as per **Form 35**.
- 121E. The Authority after duly examining the application shall grant the Transferable Development Right Certificate (TDRC) to eligible applicants in **Form 36** and shall maintain record of the same in a Transferable Development Right (TDR) register.
- 121F. A holder of Transferable Rights Certificate, who wishes to transfer the Development Rights or any portion thereof to another person or entity shall submit an application requesting for transfer of the Development Rights in **Form 37**.
- 121G. An application for utilization of the Transferable Developmental Rights shall be made in **Form 38** and the Utilization Certificate shall be issued by the Authority after due examination in **Form 39** and the Utilization Record shall be maintained in **Form 40**.
- 121H. In the Master Plan areas where Transferable Development Rights (TDR) Bank is made available, the Authority, with prior approval of State Government may make mandatory provision to obtain a

percentage of premium FAR through TDR for such plots abutting a road above 15m width. The State Government shall notify such date from which such provision shall be effective.”

- Insertion of
new byelaw
130A
23. In the principal Byelaw, in byelaw 130., after the clause (6), following new byelaw shall be inserted, namely: -

“Chapter IX

Cooling Action Plan and Energy Saving for Buildings

130A. (i) Extent of Glazing in a Building –

Extent of Glazing in a Building shall be a maximum of 40% to reduce the electricity consumption and load on air-conditioning. Where applicable, high quality double glass with special reflective coating/solar film in windows shall be used.

(ii) Treatment of Roof –

Roof shall be treated with light reflective color, having an SRI (Solar Reflectance Index) of 50% or more.

(iii) Power Conservation in group housing schemes/apartment houses/Public Semi-Public/ Institutional/ and Commercial Buildings –

(a) Lighting in all common areas in such building must be of LED/Solar lights along with automatic timer switches, that are also designed for manual control.

(b) 1% of the connected load shall be provided by way of Solar/PV power generation on site. Roof tops of buildings/other exposed such as parking shades should be utilized for installation of Solar PV systems.

(c) In all such buildings Solar water heater of minimum capacity 1000 litres shall be installed.

(iv) Compliance to ECBC 2017 –

(a) Lighting systems should comply with the ECBC 2017, which are applicable to interior spaces of buildings, exterior building features, including facades, illuminated roofs, architectural features, entrances, exits, illuminated canopies, external open spaces, etc. except emergency lighting and lighting in dwelling units.

(b) All the point light sources installed in the building for general lighting shall be LEDs or equivalent. All the linear light sources installed in the building for general lighting shall be T-5 or at least 4 Star BEE rated TFLs or equivalent. The installed interior lighting power shall not exceed the LPD (Lighting Power Density) value as recommended by Energy Conservation Building Code (ECBC) 2017.”

Amendment of 24. In the principal Byelaws, in the Appendix-1;
Appendix-1

(i) in the table, in the serial no. 1, in the column 5, for serial (ii), the following shall be substituted, namely: -

“For dwelling units above 66 sq.m, 1 car per 10 dwelling units shall be provided and shall be demarcated clearly in the service plan. Such parking space shall exclusively be reserved for visitors’ car parking only.”

(ii) in serial no. 7, in the column,

(a) for the words “1 per 150 sqm of Built Up Area”, the following shall be substituted, namely: -

“1 car per 200 sqm Built Up Area.”

(b) for the words “1 per 50 sqm of Built Up Area” , the following shall be substituted, namely:-

“1 two-wheeler per 75 sqm Built Up Area.”

Amendment of 25. In the principal Byelaws, for Appendix – V, the following shall be substituted, namely: -
Appendix- V

“APPENDIX- V

{See Byelaw 4, sub-byelaw (ii), clause(h)}

UNDERTAKING TO BE EXECUTED INDIVIDULLY BY THE LAND OWNER OR POWER OF ATTORNEY HOLDER OR BUILDER OR PROMOTER

(to be submitted on Non-Judicial Stamp Paper of INR 100/- (or as applicable) duly notarized by the Public Notary)

This undertaking executed at on the
..... day of 20..... by
Sri / Smt/..... Son/ Daughter of.....
.....aged.....Residing
at.....
in favour of the
.....witnesseth
as follows:-

(1) I have applied for Permission for construction at
..... Premises No.....
..... by submitting an application to
the Guwahati Metropolitan Development Authority/.....
Development Authority/ Deputy Director or Assistant Director of Town and
Country Planning District Office..... in accordance with the
planning norms prescribed in the prevailing Master Plan and Building
Byelaws. I am associated with the project as Land Owner / Power of
Attorney Holder / Builder / Promoter I assure that I will put up the
construction only in accordance with the approved plan without any
deviation and if any construction is later on found not in accordance with

the approved plan and any unauthorized addition is made, I agree to demolish such deviation marked by the Authority within thirty days after such notice, failing which, the Authority may demolish or cause to demolish such unauthorized or deviated constructions at the site under reference and recover the cost of demolition from me.

(2) I also assure that the open space around the building to be left or the usage of the building, including the car parking in ground floor, will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the Authority is at liberty at any time to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me for non-compliance of their request or order.

(3) I further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future, I will not convert the car parking on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the Competent Authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me / my successor or from any other person to whom the said construction is transferred in future.

(4) I hereby undertake that, I am, jointly and severally responsible with the Land Owner / Power of Attorney Holder / Builder / Promoter to carry out the developments in accordance with the permission granted and also for payment of Development Charges, Security Deposit, Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the Development Regulations and these presents.

(5) I, as the land owner or Power of Attorney Holder or Builder or Promoter or the Applicant, as the case may be, before the commencement of the work, shall relinquish and surrender land as per Schedule given below for road widening or development, as required, free of cost as per the Built-to-line prescribed by the Authority/ Government or as prescribed in the Master Plan or Building Byelaws applicable to the area within which the plot of land under the application falls. I, as the land owner or Power of Attorney Holder or Builder or Promoter or the Applicant shall hand over possession of the surrendered or relinquished land as per Form 35, free of cost, to such Authority as may be notified by the State Government. Such relinquishment shall be considered as deemed "Istafa".

Schedule of Land to be Relinquished and Handed Over

District:

Mouza:

[illegible]

[illegible]

	home occupation																
44	Cycling & walking tracks	•	•		•				•	•	•	•		•	•		•
45	Defence	•	•		•				•	•	•				•		
46	Diagnostic facility/Path Lab		•	•	•				•								
47	Dairy and poultry industry						•										•
48	Discotheque/ Pub		•	•	•												
49	Dispensary	•	•	•	•		•		•	•	•				•		
50	Dormitory		•	•	•				•		•				•		
51	Dry Cleaners-cleaning and dyeing		•	•			•										
52	Educational and research institution	•	•	•							•						
53	Electric Sub-station	•	•	•			•		•			•		•	•		
54	Existing Village ⁴	•	•	•	•		•		•		•		•	•		•	•
55	Fair Ground		•									•					•
56	Fair Price Shop	•	•		•												
57	Farm House _{n1}	•											•				•
58	Film studio ⁵												•				
59	Fish curing ⁶												•			•	
60	Flatted Industry		•	•			•										
61	Flood control work	•	•	•			•		•			•	•	•		•	•
62	Food Court		•	•	•				•		•		•	•	•		
63	Forensic Science Laboratory		•	•					•		•						
64	Forest / Woodlands												•			•	
65	Garage	•	•	•	•	•			•		•						
66	Gas Godown	•			•				•								
67	General Industries ⁷		•				•										
68	Golf course											•				•	
69	Green house	•	•	•					•		•		•				•
70	Guest house/ Room	•	•	•	•				•								
71	Gymnasium	•	•	•					•	•	•		•				

72	Health Centre	•	•	•			•		•	•	•						
73	Hospital	•	•	•			•		•		•						
74	Hostels	•	•	•			•	•			•						
75	Hotels		•	•	•				•		•						
76	Incubation Centres / Co-working		•	•	•		•		•								
77	Indoor Games Hall		•	•					•		•		•				
78	Integrated Township ¹⁰	•	•				•		•							•	
79	Jail								•		•						
80	Junk yard						•	•									
81	Local, Municipal, State or Central Government, PSU office	•	•	•					•	•				•			
82	Mechanical workshop with lathes, drills, grinders, spot welding set		•				•	•									
83	Medical, eye and & dental practitioners' clinic	•	•	•	•				•		•						
84	Monument ⁸	•	•	•	•		•		•		•		•	•	•	•	•
85	Motor Driving Training Centre	•	•	•	•						•						
86	Motel ⁿ²	•	•	•	•				•		•		•				
87	Multilevel Parking	•	•	•		•			•		•			•			
88	Multipurpose Ground (District or City level)										•		•	•			•
89	Municipal facility	•	•	•		•	•		•		•	•	•	•	•	•	•
90	Music, dance, drama training centre	•	•	•	•				•		•						
91	Neighbourhood Park	•	•	•									•				
92	Neighbourhood Shopping Centre, Convenience Shopping	•	•	•	•		•				•			•			

[illegible]

[illegible]

	RWA Office																
133	Spa and Salon	•	•	•	•					•							
134	Sports Training Centre/ Sport academy							•		•		•					
135	Stadium											•					
136	State Memorial (Approved by State Govt.)												•				
137	Stockists and dealers of medicines	•	•	•	•			•									
138	Storage of petroleum and inflammable materials						•	•						•			
139	Storage shops and Godown					•	•	•						•			
140	Storage of Processed Food & Diary Product Consumer and stationery article ⁿ⁵		•	•			•	•						•			•
141	Swimming Pool	•	•	•	•			•				•	•				
142	Taxi stand and bus stand, and rickshaw stand	•	•	•		•	•	•	•	•		•	•	•			
143	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment ;		•	•	•			•				•					
144	Truck terminal													•			
145	Vending Booth / Kiosk	•	•	•	•		•	•		•			•	•			
146	Vocational Training/Tec hnical	•	•	•	•	•	•	•		•							

	Training Institute																	
147	Watchmen or caretaker's lodges	•	•	•	•		•	•	•	•	•		•	•	•			
148	Warehouse					•	•							•				
149	Water Treatment Plant	•	•	•		•	•	•	•			•	•	•			•	
150	Weekly Market/ Informal Sector Unit		•	•	•			•										•
151	Wholesale Trade					•												
152	Wireless transmitting and weather station, Transmission Tower		•					•										•
153	Workshop						•	•		•				•				
154	Zoological Park												•					

NB:**Index of Use Zones:**

R – Residential

MU –Mixed Use/Composite Use

CMU– Commercial Mixed Use

C –Commercial

I –Industrial

PS –Public & Semi Public

T –Transportation

P –Recreational and Open Space/Green Belt

E –Protective and Undevelopable Zone/Conservation Zone/Eco-friendly/Eco Sensitive Zone

Note:

- (1) No uses shall be permissible in the plots covered under the schedules of the Assam Urban Waterbodies (Preservation and Conservation) Act, 2024 except with permission from the Authority.
- (2) Parks, parking, circulation and utilities can be located in any of the landuse zones. In Recreational and Open Space /Green Belt and Protective and Undevelopable Zone/Conservation Zone/Eco-friendly/Eco Sensitive Zone, these would be permissible with special permission from the Authority.
- (3) To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/Layout Plans.
- (4) No further expansion of residential area.
- (5) In the proposed Recreational Areas outside Municipal Limits.
- (6) Only Existing uses to continue.
- (7) Only the non-polluting and non-nuisance industries.
- (8) Existing locations to continue.
- (9) In commercial centres in industrial areas.
- (10) Where Eco-Friendly/Conservation Zone-I (E-I) and Eco Sensitive Zones /Conservation

Zone-II (E-II) are separately identified, the following activities shall be permitted only in E-I and not in E-II Zone.

- Tourism
- Socio-cultural activities
- Bungalow type construction
- Integrated Township
- Residential Dwelling Low Income Group

Development of land would be permitted in Protective and Undevelopable Zone/Conservation Zone/Eco-friendly/Eco Sensitive Zone, if an integrated land development proposal is submitted. Such proposal should cover an area of more than 20 ha and should have obtained prior Environmental Impact Assessment (EIA) clearance from competent authority with maximum coverage of 33% and maximum FAR of 150.

(11) To the maximum of 30 percent of the FAR is allowed.

(n¹) Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as waterbodies, forest etc.

(n²) A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR, provided the area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads.

(n³) In Protective and Undevelopable Zone/Conservation Zone/Eco-friendly/Eco Sensitive Zone it is allowed on N.H by pass and peripheral ring road as a highway amenity.

(n⁴) In Recreational and Open Space/Green Belt Zone maximum coverage of 25% and maximum FAR of 50 with G+1 bungalow type structure shall be allowed in areas not notified as waterbodies, forest etc.

(n⁵) Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads.

Note: For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Government.”

Amendment 27 In the principal Bye-laws ,
of FORM -1 .

- (i) in Form -1, the words and bracket “(Part-I for Planning Permit)” shall be deleted and for the heading, the following shall be substituted, namely :-

“Application for Laying out of the Land for Building Purposes byelaw 4(1).”

- (ii) for Form -1, (Part-II for Building Permit), the following new FORM
) 1(A), shall be substituted, namely :-

“FORM-1(A)

(PART –I FOR PLANNING PERMIT)

APPLICATION FORM TO ERECT, RE-ERECT, DEMOLISH AND RE-
CONSTRUCT OR TO MAKE MATERIAL ALTERNATION IN A
BUILDING
(Byelaw 4(1))

To

The Chief Executive Officer, GMDA/ Chairman, _____

Development Authority, Deputy Director/ Assistant Director, District Office,

Town and Country Planning, _____

Sir,

I/We hereby give notice that I intend to erect/ re-erect/ demolish and re-construct or to make alteration in the House No situated at Road, Area Ward No..... in Dag No..... Patta No..... of Revenue Village

Mouza..... and in accordance with the Assam Unified Building Construction (Regulation) Byelaws 2022, and I forward herewith, the following plans and specifications duly signed by me and (Name in block letters) of the Registered Technical Personal, Registration No.who have prepared the plans, statements/documents (as applicable).

- a) Three copies of site plan and building plan/ demolition plan (if any) clearly hatched with yellow and green colours respectively with phases of demolition and reconstruction as required by building bye laws, and drawn by Technical Personal registered under Directorate of Town and Country Planning Assam.
- b) Photostat Copy of land document (Such as land deed, Mutation order or Patta). The photocopy is to be self-attested.
- c) Structural Certificate (as per building bye laws) issued by Technical Personal / Group Agency Registered under Directorate of Town and Country Planning Assam.
- d) Service plan for building when it is above 12.00 m high.
- e) For boundary wall permission; an undertaking through affidavit will be required particularly for road side wall.
- f) Key plan of the location.
- g) Soil test report (Geo-Technical Report) in case of building above 12.00 m high.
- h) Trace Map.
- i) Receipt Copy of up-to-date property tax.
- j) The following additional information provided for demolition part:
- k) Undertaking in Form 8 and Form 9 from the Structural Engineer on Record and from Construction Engineer on Record for the demolition part.
- l) An Indemnity Bond by the owner/applicant indemnifying concerned Municipal Authority/ Panchayat to compensate for any loss that might occur during the demolition process.
- m) NOC from the utility agencies such as concerned water supply agency, and electricity board for disconnection of services for the demolition part.

The schedule of the land is also given below:

- (a) Total plot area :.....
- (b) Name of owners of adjoining land
North :

South :

East :

West :

(c) Is there any future provision for

Vertical extension

Horizontal extension

If yes No. of floors

I request that the construction/ demolition may be approved and necessary permission is accorded to me to execute the work. I hereby declare that contents of the above application and the enclosures are true and correct to my/our knowledge. No part of it is false and nothing has been concealed there from.

Signature of the Applicant :

Name of the Applicant (in block letters) :

Father/Husband Name :

Mother Name :

Postal Address of Applicant :

Phone No / Mobile No :

PAN No. :

FOR OFFICE USE

PP/BP/ Demolition fees Received Rs.....(Rupees) only
Rf. no.....Book No.....Date

(Cashier)

Sl.No:

Rf. no :

Date

Note :

1. The site is to be shown to the concern Zonal Engineer/ Site Inspector/Engineer within 7 days.
2. You are to contact to office counter of the building permission branch within 30 (thirty) days from the date of submission for further information.

Seen

Signature of the Applicant

Fees to be paid: Rs.....(Rupees.....) only for construction of
RCC / Boundary Wall / AT building foruse.

Zonal Engineer/ Site Inspector/ Engineer”

**Insertion of
FORM -**

28. In the principal byelaw after FORM-1(A), the following new FORM-1(B)

1(B) shall be instered, namely :-

“FORM-1(B)
(For Demolition Permit)
APPLICATION FORM FOR DEMOLITION OF A BUILDING
(see Byelaw 4(1))

To
The Executive Officer/ Commissioner/Secretary GP
.....MB/Corporation/Panchayat/`
.....
Sir,

I/We hereby give notice that I intend to demolish a building in the House
No. situated at Road
..... Area
....., Ward No..... in Dag
No..... Patta No.....of
Revenue Village
Mouza..... and in accordance with the
Assam Unified Building Byelaws 2022, and I forward herewith, the
following plans and specifications duly signed by me and
..... (Name in block letters) of the Registered
Technical Personal, Registration No.
..... who have prepared the plans,
statements/documents (as applicable).

- a) Trace map of the proposed site indicating the Dag No., Patta No., Revenue Village, Mouza
- b) A key plan of the area showing natural channels, drains, roads and landmarks
- c) A site plan drawn to a minimum scale 1:200
- d) A building plan accurately drawn in a minimum scale of 1:100 with dimensions in meters
- e) A demolition plan by RTP showing the phases of the demolition, if any
- f) A separate certificate of undertaking in Form 8 and Form 9 from the Structural Engineer on Record and from Construction Engineer on Record for the demolition part
- g) NOC from the utility agencies such as concerned water supply agency, and electricity board for disconnection of services
- h) An up-to-date property tax paid receipt
- i) An Indemnity Bond by the owner/applicant indemnifying concerned Municipal Authority/ Panchayat to compensate for any loss that might occur during the demolition process.

The schedule of the land is also given below:

- (a) Total plot area :
- (b) Name of owners of adjoining land
 North :
 South :
 East :
 West :
- (c) Is there any future provision for
 (i) Vertical extension
 (ii) Horizontal extension
 (iii) If yes No. of floors

I request that the demolition plan may be approved and necessary permission may be accorded to me to execute the work. I hereby declare that contents of the above application and the enclosures are true and correct to my/our knowledge. No part of it is false and nothing has been concealed there from.

Signature of the Applicant :
 Name of the Applicant (in block letters) :
 Father/Husband Name :
 Mother Name :
 Postal Address of Applicant :
 Phone No / Mobile No :
 PAN No. :

FOR OFFICE USE

Demolition fees Received Rs.....(Rupees) only
 Rf. no.....Book No.....Date

(Cashier)

Sl.No:
 Rf.no :
 Date

Note :

1. The site is to be shown to the concerned Zonal Engineer/ Site Inspector/Engineer within 7 days.
2. You are to contact to office counter of the building permission branch within 30 (thirty) days from the date of submission for further information.

Seen

Signature of the Applicant

Fees to be paid: Rs.....(Rupees.....) only for construction of
 RCC / Boundary Wall / AT building foruse.

Zonal Engineer/ Site Inspector/ Engineer

- Amendment of FORM – 2 30. In the principal byelaw, for the Form 2, the following shall be substituted, namely :-

<p>“FORM-2</p> <p>OFFICE OF THE</p> <p>..... DEVELOPMENT AUTHORITY/GUWAHATI</p> <p>METROPOLITAN DEVELOPMENT AUTHORITY/DEPUTY</p> <p>DIRECTOR/ASSISTANT DIRECTOR,</p> <p>TOWN AND COUNTRY PLANNING, ASSAM</p> <p>(see Byelaw 5)</p>					
No.....			Dated,.....		
To,					
The Executive Office/ Commissioner/Secretary GP/					
.....					
SUB: PLANNING PERMIT/ DEMOLITION PERMIT.					
REF: Application dated, Submitted by.....					
Sir/Madam					
<p>With reference to the above application for to erect/re-erect/ demolish and re-construct/add to/alter a/a building at, Planning Permit is hereby accorded under section read with section of Assam Building Construction Regulation (Amendment) Act, 2022 in accordance with plan submitted with / without modification. The particulars of the construction for which permission accorded is given below. Modification in Building Plan if required shall be done within the permissible limit given below.</p>					
Sl. No.	Parameter	Permissible	Proposed	Approved	Remarks
1	PLOT AREA				
2	DAG NO.				
3	PATTA NO.				
4	WARD NO.				
5	Name of the Road				
6	Vill / Mouza				
7	USE				
	FLOOR				

	AREA RATIO (FAR)				
8	TYPE OF CONSTRU CTION				
9	FRONT SETBACK				
10	REAR SETBACK				
11	SIDE SETBACK				
12	SIDE SETBACK				

LENGTH OF B/WALL	
HEIGHT OF B/WALL	

Built-to-line of the permitted proposal is at a distance ofmetre from the existing Right of Way (RoW)

PARTICULARS OF DEMOLITION (If any)

NO OF BLOCKS		
NO OF FLOORS		
AREA OF FLOORS	BASEMENT	
	GROUND	
	MEZZ. FLOOR	
	FIRST	
	SECOND	
	THIRD	

Note: Add additional floor if required.

Yours faithfully,

Chairman

.....Development Authority/

Chief Executive Officer, GMDA//Deputy Director/Assistant Director, Town and Country Planning Assam

Memo No:

Dated,

Copy to:

1. Applicant.
2. RTP concerned

ChairmanDevelopment Authority/ Chief Executive Officer, GMDA//Deputy Director/Assistant Director, Town and Country Planning Assam”

- Amendment of FORM – 3 31. In the principal byelaw, for Form 3, the following shall be substituted, namely :-

“FORM-3

OFFICE OF THE
BUILDING PERMIT/ DEMOLITION AND BUILDING PERMIT
(Byelaw 5)

NO: Dated,

To,

.....
.....

Contact number:

Email id:

(NB: Full address with contact number and email id. of applicant to be filled up above)

SUB: BUILDING PERMIT/DEMOLITION AND BUILDING PERMIT

REF: Your application dated

Sir/Madam

With reference to your above application for permission to erect/re-erect/add to/alter / demolition and reconstruction of a building at(Full address of the project site to be mentioned including location of project with co-ordinates, name of road, By-lane, PIN code and nearby landmark)is hereby accorded and you are required to comply with the conditions mentioned overleaf in accordance with plan submitted with / without modification. The particulars of the construction for which permission accorded is given below.

Project Area :

Number of blocks :

Number of Units :

Admissible FLOOR AREA RATIO (FAR) :

Achieved FLOOR AREA RATIO (FAR) :

PROPOSED USE			NO OF FLOORS			
ZONE						
TYPE OF CONSTRUCTION			PARKING (No.& Area)	BASEMENT		
				GROUND		
				OPEN		
MARGINS (SETBACKS)	NORTH		AREA OF FLOORS	BASEMENT		
	SOUTH			GROUND		
	EAST			MEZZ. FLOOR		
	WEST			FIRST		
CANTILEVER	NORTH				SECOND	
	SOUTH				THIRD	
	EAST				FOURTH	
	WEST				FIFTH	
DETAILS OF LAND	DAG NO				SIXTH	
	PATTA NO			SEVENTH		
	WARD NO			EIGHT		
				NINTH		

Name of Road : Mouza / Vill:		TENTH	
---------------------------------	--	-------	--

Enclo : One copy of approved Plan.

N.B. : Please see back page.

LENGTH OF B/WALL	
HEIGHT OF B/WALL	

Note: Add additional floor if required.

Built-to-line of the permitted proposal is at a distance ofmetre from the existing Right of Way (RoW).

PARTICULARS OF DEMOLITION (strike out if not applicable)

NO OF BLOCKS		
NO OF FLOORS		
AREA OF FLOORS	BASEMENT	
	GROUND	
	MEZZ. FLOOR	
	FIRST	
	SECOND	
	THIRD	

Note: Add additional floor if required.

Chairman.....

Municipal Board/ Commissioner..... Corporation/President GP

Memo No: /.....Dated,.....

Copy to:

(i) Assessment Branch, Municipal Corporation/Urban Local Bodies for information with a copy of approved plan.

(ii) Chief Executive Officer, Guwahati Metropolitan Development Authority/Chairman other Development Authorities.

(iii) Registered Technical Person / Construction Engineer on record / Structural Engineer on record

Chairman.....

Municipal Board/ Commissioner..... corporation

/President GP

NOTICE

1. This Permit shall remain valid up to two years only from the date of issue and can be renewed up to 5(five) thereafter on payment of renewal fee.
2. The Permit is not transferable.
3. The owner upon commencement of his work under a no-objection certificate shall give Notice toMunicipal Corporation/.....Municipal Board/.....Panchayat that he has started his work and ULB/Panchayat/Corporation shall cause inspection of the work to be made within 14 days following receipt of notice to verify that the building has been erected in accordance with the sanctioned plans.
4. Should the Corporation/ULB/Panchayat determine at any stage that the layout or the construction is not proceeding according to the sanctioned plan or is in violation of any provision of the Act, it shall serve a notice on the applicant requiring him to stay further execution until correction has been made in accordance with the approved plan.
5. If the Permit holder fails to comply with the requirements at any stage of construction the corporation/ ULB/ GP is empowered to cancel the building permit issued.
6. Every person who erects or re-erects any building shall within one month of the completion of the work deliver to the Commissioner/Executive Officer/Secretary-GP at his office a notice in writing of such completion and shall give him all necessary facilities for the inspection of such works as provided in the Building Bye-laws.
7. Whenever asked by the Commissioner/Executive Officer/Secretary-GP or his subordinates, the Permit holder shall produce the Permit along with the copy of the approved plan for verification.
8. In the event of reclamation of the plot for construction of building/boundary wall the reclamation level shall not exceed the level of the nearest PWD. or Municipal Corporation Road/ULB/Panchayat Road. For preparation of hilly land for construction, retaining wall has to be constructed on the excavated earth and spoils should be adequately guarded to prevent erosion.

Conditions:—

1. “M/S ” along with the builder will be held responsible for any kind of structural failure of the building.

Insertion of
new FORM -
3A

2. NOC. from Director of FIRE Service is to obtained for the building.
3. Necessary firefighting facilities are to be provided in and around the building.
4. The Road side drain along with the Road is to be constructed at the cost of the builder connecting main outlet of the area.
5. Before installation of Deep Tube Well, N.O.C. from Central Ground Water Board is to be obtained.
6. “CHUTES” are to be provided inside the building for garbage disposal.
7. At least 2 nos. of DUST BIN are to be placed near the plot at the cost of the builder.
8. Planning of minimum 10 nos. of evergreen trees inside the plot on the date of commencement of construction and be maintained.
9. The owner through the licensed architect, engineer, as the case may be Registered Technical Person (RTP) who has supervised the construction, shall give notice to the Authority regarding completion of work and obtain “Occupancy Certificate” before occupying the building.
10. For building above seven storeyed, Party shall submit detail structural design for proof checking by Structural Design Review Panel (SDRP) at least one month prior to commencement of construction.”
32. In the principal byelaw, after FORM – 3, a new FORM - 3A shall be inserted, namely :-

“FORM-3A

OFFICE OF THE
BUILDING PERMIT/ DEMOLITION AND BUILDING PERMIT
(Byelaw 5)

NO:
.....

Dated,

To,
.....
.....

Contact number:

Email id:

(NB: Full address with contact number and email id. of applicant to be filled up above)

SUB: DEMOLITION PERMIT

REF: Your application dated

Sir/Madam

With reference to your above application for permission for demolition of a building at(Full address of the project site to be mentioned including location of project with co-ordinates, name of road, By-lane, PIN code and nearby landmark)is hereby accorded and you are required to comply with the conditions mentioned overleaf in accordance with plan submitted with / without modification. The particulars of the site / building for which this demolition permission is accorded is given below.

Project Area :

Number of blocks :

Number of Units :

PARTICULARS OF DEMOLITION (strike out if not applicable)

NO OF BLOCKS		
NO OF FLOORS		
AREA OF FLOORS	BASEMENT	
	GROUND	
	MEZZ. FLOOR	
	FIRST	
	SECOND	
	THIRD	

Note: Add additional floor if required.

Chairman.....

Municipal Board/ Commissioner..... Corporation/President GP

Memo No: /.....Dated,.....

Copy to:

(i) Assessment Branch, Municipal Corporation/Urban Local

Bodies for information with a copy of approved plan.

(ii) Chief Executive Officer, Guwahati Metropolitan Development Authority/Chairman other Development Authorities.

(iii) Registered Technical Person / Construction Engineer on record / Structural Engineer on record

Chairman.....

Municipal Board/ Commissioner..... corporation
/President GP”

Amendment of
FORM – 8

33. In the principal byelaw, for FORM – 8, the following shall be substituted, namely :-

“FORM NO. 8
CERTIFICATE OF UNDERTAKING OF STRUCTURAL
ENGINEER ON RECORD (SER) FOR CONSTRUCTION/
DEMOLITION
{see Byelaw 4(2f)}

To

.....

Ref : Proposed work of

(Title of the project)

Dag No. _____ Patta No. _____ of Revenue

Village _____ under _____ Mouza

situated at _____

Owner: _____

Address: _____

Tel. No.: _____

I am a Registered Structural Engineer (RSE). This is to certify that I have been appointed as the Structural Engineer on record to prepare the

following (Tick appropriate box):

- Structural design basis report, detailed structural design and detailed structural drawings for above mentioned project
- A detail demolition plan for _____ storeyed RCC/ Assam Type/ Other building at above mentioned location.

I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects.

• I have prepared and signed a Structural Design Basis Report (SDBR). I undertake to carry out a detailed structural design and prepare detailed structural drawings of the proposed building as per the latest Indian Standard Specifications and as indicated in the Structural design basis report.

• I have examined the demolition plan. I undertake to carry out a detailed safety audit of the proposed demolition work as per the latest Indian Standard Specifications.

(Tick appropriate box)

I undertake to supply the owner and the supervisor the detailed structural drawings/ demolition plan. If my services are terminated, I undertake to intimate the Authority in writing.

Signature : _____

Reg. No. _____ Date : _____

Name : _____

Address : _____

Tel. No. : _____ ”

Insertion of
FORM 31 to 40

34. In the principal byelaw, after FORM-30, the following new Forms 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40 shall be inserted, namely: -

“FORM - 31
NOTICE INVITING APPLICATION FOR CLAIMS FOR
TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE

(See byelaw 121A)

No.....

Date:

In terms of the provisions under Chapter VI and Schedule IV of the Assam Unified Building Construction (Regulation) Byelaws, 2022, all concerned land owners are hereby informed that the.....Authority proposes to acquire a portion or complete land parcel as described below for the purpose of development

of public amenities..... /affordable housing /new road / road widening by Government or Urban Local Bodies as per Master Plans or development schemes notified or any other scheme or plan. The details of portion of land is as given below:

Revenue Village	Mouza	Dag No.	Patta No.	Ward No.	Situation on Road	Location with GPS Coordinates	Plot Area	Total Land Required (whole or part) in sqm

Land owners and interested persons whose lands are required for the public purpose as stated above are hereby informed that Development rights are to be issued in lieu of monetary compensation for the land so relinquished. Therefore, owners of land are requested to apply to the undersigned in the prescribed format within fifteen (15) days of publication of this notice for determination of eligible TDR (FAR), on relinquishing of the portion of land in favour of the State Government and handing over possession to the notified Authority.

Any objections and suggestions are to be addressed to the undersigned within fifteen (15) days from the date of publication of this Notification.

Chief Executive Officer/Chairman

.....Development Authority

FORM-32
APPLICATION FOR DEVELOPMENT RIGHTS CERTIFICATE
 (Byelaw 121B)

To,

Date:

The

.....

Sir/Madam,

I/We, hereby intend to surrender the under mentioned land admeasuring sqm, covered by Dag No.....(old).....(New), Patta No.....under Revenue Village.Mouza....., which has been reserved as/for as per the Master Plan/has been proposed to be acquired by the Government/Authority, for the grant of "Development Rights Certificate".

A. I / We forward herewith the following information duly signed by me, through my Registered Technical Person (RTP)

.....(Name in Block Letters), who has prepared the statements/documents (as applicable) on my behalf:

- (i) Site Plan and key map of location in 1:200 scale drawn by the Registered Technical Person empaneled with GMDA/Directorate of Town and Country Planning, Assam, showing the land proposed to be surrendered and duly signed by the owner and RTP.
- (ii) Survey Plan/Trace map
- (iii) Self-attested copies of Land document (such as Title Deed, mutation order or patta, Jamabandi etc.)
- (iv) Indemnity Bond in Form 33
- (v) Up to date Revenue receipts
- (vi) Identification Certificate such as Voter ID, Aadhar, DL/Passport
- (vii) Non-encumbrance certificate
- (viii) Form -50 certifying that there is no litigation pending
- (ix) Relinquishment Deed in Form 34

B. The Schedule of Land is given below:

- (i) Total Plot area (in sqm).....
- (ii) Area considered for surrender (in sqm)
- (iii) Circle Rate of the land (Rs/sqm).....
- (iv) Schedule of land as per site/layout plan: North:

.....

Town/village :South:

Dag no :.....(old).....(new) East:

.....

Patta No :..... West :

.....

Signature of RTP/Registration No.
Address:

Signature of owner
Address.....

Mobile No/Email ID.....
.....

Mobile No/Email ID.....

No.

Dated:

This is to certify that the application for TDR submitted by
..... has been duly received by
.....Authority on

Chief Executive Officer/Chairman
.....**Development Authority**

FORM---33
SELF DECLARATION AFFIDAVIT
INDEMNITY BOND

(Byelaw 121C)

(On Non-Judicial Stamp paper of Rs. 100 and Notarized)

[To be submitted along with Application Form]

This Indemnity Bond and undertaking executed on this _____ day
of _____ 20_____ by _____ Smt./Sri
_____ S/W/o _____ Age
_____ Occupation _____, the Applicant/Owner R/o
[Address] _____ herein after called the FIRST PARTY(
which term shall include their legal heirs, successors, assignees, agents,
representatives and tenant).

IN FAVOUR OF the.....Development Authority,
having its office at....., Assam, India acting through its
..... herein after called and referred to as the
SECOND PARTY (which expression shall unless repugnant to the context
and meaning shall including its heirs, executors, administrators,
representatives, attorneys, etc.)

Whereas the FIRST PARTY has applied for issuance of
Transferable Development Rights [TDR] for the site, more fully described
in the schedule below.

Whereas the SECOND PARTY has agreed to consider the First
Party's application for Transferable Development Rights in the said site or
plot in terms of Assam State Policy for Grant of Transferable
Development Rights and stipulated a condition that there shall not be any
litigations or land acquisition over the said site or land and the same shall
be free from all sorts of encumbrances such as liens, charges, claims,
liabilities, acquisitions, injunctions or attachments from any Court of Law,
gifts, mortgages, demands, notices, notifications, legal disputes,
differences, prior sale and flaws etc., and the FIRST PARTY has to
indemnify the SECOND PARTY to this effect.

AND Whereas the FIRST PARTY has agreed to the aforesaid condition
and thereby indemnifies the SECOND PARTY with the above assurance
and hereby solemnly declares as under:

1. That the First Party is the absolute owner and possessor of the part
and parcel of the immovable property more fully detailed and delineated
under the Schedule herein.
2. That the First Party declares and assures that the above said
site/land is free from all defects, and all sorts of encumbrances such as
liens, charges, claims, liabilities, acquisitions, government or private
attachments and or any other charges, injunctions or attachments from any
Court of Law, gifts, mortgages, demands, notices, notifications, legal
disputes, differences, prior sale and flaws etc.,

3. That the First Party hereby declares and covenants that in case of any disputes or litigation arises at any time in future the FIRST PARTY shall be responsible for the settlement of the same and the SECOND PARTY shall not be a party to any such disputes or litigations and the first Party shall always indemnify and keep indemnified the Second Party against all claims, by any person whatsoever in derogation of the full, absolute and unencumbered title.

4. That the FIRST PARTY has furnished correct information in application for TDR and no such benefit of relaxations been utilized for the site and has not taken any TDR bond against this site.

5. This undertaking is given without any coercion, undue influence or threat and by free consent. The contents herein above are read over and understood by me, and true to the best of my knowledge and belief, and for the confirmation I have signed under it by my own consent and free will. I along with my legal heirs and successors do hereby undertake to act accordingly.

Schedule of Site or Property:

Description of property:

Total area (in sqm):

Area proposed to be surrendered (in sqm):

Bounded by :-

North :

South:

East:

West:

IN THE WITNESS hereof the First Party has signed and affirmed this

Bond of this, the day of 20... at

....., Assam

Signature and Name of FIRST PARTY

Owner/Applicant:

WITNESSES:

1. Signature:

Name and address:

2. Signature:

Name and address:

Sworn and signed before me on this ____ day of _____ 20.... in presence of above Witnesses.

NOTARY PUBLIC

FORM---34
RELINQUISHMENT DEED
 (Byelaw 121C)

This deed of relinquishment dated..... is made by Shri/Smt.....Son of / Daughter ofResiding at referred to as the First Party.
 and
 The District Commissioner of District or his authorized representative (or any other Authority nominated by the Government as its authorized representative), hereby referred to as the Second Party.

WHEREAS the First Party is the owner of the land measuringsqm (Bigha/Katha/Lessa), covered by Dag No..... Patta No.....under Revenue Village. Mouza.....

WHEREAS, the First Party has voluntarily expressed his willingness to relinquish/surrender the aforesaid land in favour of the Second Party for utilisation by the Second Party for:

- a) development or widening of roads as declared in Appendix V (by the applicant) for issue of Planning Permit/ Building Permit
 or
 b) for widening of roads or any other public purposes as declared by the Authority in lieu of TDR

(whichever is applicable)

NOW THIS DEED WITNESSETH AS UNDER:

(1) The Executant(s)/Releaser(s) hereby surrenders, releases and relinquishes their respective shares in the land admeasuring covered by Dag No.....Patta No.....under Revenue Village.Mouza....., (more fully described in the Schedule) in favour of the Second Party.

(2) The Executant(s)/Releaser(s) hereby affirms and declares that the land is free from all encumbrances and that he/she/they and their legal heirs shall have no right, claim or interest in the said land and same shall vest absolutely in the said Second Party, the Release.

<u>Schedule of land</u>					
Revenue Village	Mouza	Patta No.	Dag No.	Total land owned (in sqm)	Land to be surrendered/ relinquished (in sqm)

Land boundaries:

East:
 West:
 North:
 South:

IN WITNESSETH WHEREOF the Executants or Releasers and the Releasee have signed this deed of relinquishment on this day, month and year first mentioned above in the presence of the following witnesses;

-

First party

Second party

Witness: 1.

2.

FORM-35

Handing Over or Taking Over of Land

(Byelaw 121. Clause (D))

(to be submitted with the application for planning/building permission)

Today, on this Day of Month of
..... Year, I/We, Sri/Smt

.....
have handed oversqm
(Bigha/Katha/Lessa) of land as per the schedule given below to the Authority to facilitate widening of the road/ development of the land free of cost and or in lieu of TDR. The details of the parcel of land is given below in schedule:

Schedule

District:

Mouza:

Dag No.:.....(old).....(new)

Patta No.:.....

Total Land area (in sqm):

Area of land relinquished (in sqm)..... Length (in m)..... Breadth
(in m).....

(Rough Sketch enclosed)

**Handing over possession by
possession on behalf of**

Taking over

.....**Authority**

Signature

Name:

Address:

Date:

Signature

Name:

Designation:

Date:

Signature of designated Officer ofAuthority

Copy for

1. Office record

2. Sri/Smt

Signature of designated Officer ofAuthority

FORM--36**TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE****(TDRC)**

(Byelaw 121E)

This is to certify that the owner(s) name in this certificate is/are registered holder(s) of the TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE issued to him/her/them under the relevant provisions of the Assam Unified Building Construction (Regulations) Byelaw 2022, for surrender of land in lieu of any compensation to _____ Authority as representative of the Government of Assam.

The DRC holder is entitled to utilize the TDR (Proportionate to circle rate of the surrendered land) for construction purpose in Recipient plot after utilizing chargeable FAR permissible for the Recipient plot (Building unit) subject to prevailing provisions of the Byelaws and as per direction issued by the competent Authority in this regard from time to time.

2. Location & details of the land handed over for public purpose:

- (a) Revenue Village:
- (b) Mouza:
- (c) Dag Nos.:
- (d) Patta Nos.:
- (e) Location (GPS Coordinates) of Plot:
- (f) Total Land in this particular plot (in Sqmt.):
- (g) Use-Zone of this particular land as per Master Plan:
- (h) Land falling under CBD/Non-CBD area of the Master Plan:
- (i) Name and status of Abutting Road:

3. Details of TDR Issued:

(a)	Area of Land Surrendered (in Sqmt.)	
(b)	Land surrendered to	
(c)	Permissible TDR as per policy (in Sqmt.)	
(d)	Incentive as per Policy (in Sqmt.)	
(e)	Grand Total of TDR Issued (in Sqmt.)	
(f)	Circle rate at the time of Handling over of land	

4. Name and Address of TDRC Holder(owner of land as per Revenue Record)

Name (s) of the DRC Holder (s):

Given under common seal on this _____ day of _____(month) ,
20____(year).

N.B. : Certificate of record of TDR Utilization and Transfers is part of this DRC and is enclosed herewith.

(To be produced at the time of utilization/ transfer of DRC along with original DRC)

Approved By:

**Chief Executive Officer/Chairman
Dev. Authority**

FORM—37**APPLICATION FOR TRANSFER OF DEVELOPMENT
RIGHTS(TDR)**

(Byelaw 121F)

Date:

From

(Name of Development Rights Certificate holder)

Address

To,

The

Development Authority.

Sir/Madam,

Sub:- Request for Transfer of Development Rights in the name of
..... to be utilized at.....

Ref :- Registered agreement for transfer of TDR document no.....
signed by.....(Transferor) and
(Transferee)

I, the undersigned and holder of Development Rights Certificate issued
vide DRC no..... and having title for Development Rights of
..... originating at (address) having present
Circle rate ofRs/sqm have entered into an agreement to
transfersqm of Development Rights in the name of
..... Residing at (address) to utilize the
Development Rights at(address) the present value
of land (Circle rate) at the receiving plot beingRs/m².

A registered agreement for transfer of Development Rights is executed
in the Sub-Registrar's office vide Registration no
Dated (copy enclosed). Therefore, requesting you to kindly
transfer m² of Development Rights in the name of
..... as per the registered Transfer document. The
Development Rights remaining after transfer ism².

Kindly endorse in the Development Rights Certificate and return the
original Development Rights Certificate to me after making the
necessary entries in your registers and issue a Transferrable
Development Rights certificate to the transferee.

Enclo:

1. Registered agreement for transfer of Development Rights
2. Development Rights Certificate (Original)

Signature of the Transferee

Signature of the Development Rights holder (Transferor)

FORM--38**APPLICATION/AGREEMENT FOR UTILIZATION OF
TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE**

(Byelaw 121G)

Date of issue of form :

..... Sr. No.:

- (i) We the undersigned do hereby request to allow to utilize the Transferable Development Rights (TDR) ofSquare Metres (sqm),

..... (in words)

only out of the total TDR - FAR, available in the

TRANSFERABLE DEVELOPMENT RIGHTS

CERTIFICATE No dated

..... for the Project at

..... located at Revenue Village.

..... Mouza.....bounded by Dag No.....

(old).....(new), Patta No..... and permit the said

TDR to be utilized by the person as per name given below at

the Recipient plot mentioned below as TDR - FAR, permissible

as per norms under Assam State Policy for Grant of

Transferable Development Rights

- (ii) **(A) RECIPIENT PLOT:** Details of property where TDR Certificate is proposed to be used i.e. location :-

Dag No.:-.....(old).....(new),

Patta No. :-.....

Revenue Village:-.....

Mouza.....

Name of Abutting Road

GPS Coordinates.....(latitude)

(longitude)

CASE No.

(B) TDR utilized in sqm (in fig.) in words.....

(C) Balance TDR available in sqm. before utilization as per TDR Certificate in fig.....In words

.....

.....

.....

Name & Address of Witness Name :
.....

.....	Address Seal
.....Pin code.....	
.....	
Place :	
Date :	

<p align="center">FORM—39</p> <p align="center"><u>UTILIZATION CERTIFICATE</u></p> <p align="center">(Byelaw 121 G)</p> <p>This is to certify that the application made by dt:for the purpose of utilization of Transferrable Development Rights has been examined as per the plan and the applicant is eligible for utilization of Development Rights or Transferrable Development Rights of.....Sqm at receiving plot at building Address:.....</p> <p>Covered by Dag no..... and Patta No.....under revenue villageand Mouza.....</p> <p>Further it is certified that necessary entries have been incorporated in the Development Rights Certificate Register and the balance of Development Rights or Transferrable Development Rights with the applicant as on date isSqm.</p> <p align="right">Signature</p> <p align="right">Chief Executive Officer/ Chairman Development t Authority</p>
--

FORM – 40

UTILIZATION RECORD

(Byelaw 121G)

DETAILS OF UTILIZATION OF DRC AND TRANSFERS

Name of DRC Holder : .

DRC. No. :

Total T.D.R. Credit (in sqm) :

Location of the generating plot :

Circle rate of the generating plot :

S l.	Date	Name and address of Utilizer/ Purchaser	Recipient plot where proposed TDR is to be used	Building Permi ssion file no.	Circle rate of Recipient plot (Rs./sqm)	Use d TD R FA R	Balanc e TDR FAR of DRC holder (Sq Mts.)	Sig na tur e of D R C hol de r	Sign ator y of Reci pient	Auth orize d Signa tory of Auth ority

**Amendment
of Schedule I**

34. In the principal byelaws, in the Schedule – I,
- (i) in clause (b), in sub-clause (J), in the eight line, after the word “use”, the following shall be inserted, namely: -
- “ . For calculation of the purchasable FAR for Sl. No. 8 of the Table under clause (ii), sub-byelaw (d) of byelaw 24 shall be the difference between the maximum approved FAR and FAR 160.”
- (ii) in clause (d), in between table and the words “in case of”, the following shall be inserted, namely:-
- “Application Fee for demolition permit shall be at flat rate of Rs. 2000/- per floor.”

**Amendment
of Schedule
IV**

35. In the principal byelaws, in Schedule – IV,
- (i) in clause 4, in sub-clause 4.1.1, in point (c), in the third line, for the number “325”, the number “350” shall be substituted.
- (ii) in clause 5, in sub-clause 5.4.2, in point number (ii), in seventh line, for the figure “325”, the figure “350” shall be substituted.
- (iii) in clause 5, in sub-clause 5.4.2, after point number (iv), for the number “5.4.2”, the number (v) shall be substituted and in fifth line, for the figure “325”, the figure “350” shall be substituted.
- (iv) in clause 6, in sub-clause 6.6, in the first line in between the words “under-construction” and “building”, the words “or new” shall be inserted; and, in the last line, after the word storey, the words “Relaxation of setback and height shall be given for only one storey” shall be inserted.

**Amendment
of Schedule V**

36. In the principal byelaws, in Schedule – V, in clause 4, for the figure “400”, wherever it occurs, the figure “700” shall be substituted.

KAVITHA PADMANABHAN,

Commissioner & Secretary to the Government of Assam,
Department of Housing & Urban Affairs,
Dispur, Guwahati-6.